

Ref. :

Date : 14th July 2017

To whomsoever it may Concern

LEGAL TITLE REPORT

1. That the person named in the Schedule "A" approached with the relevant documents of title and requested to give search / title report in respect of the property described in the Schedule "B".
2. I have perused the documents mentioned in the Schedule "C". I have also caused a search of Index No. II at the Sub-Registrar's office and confirmed the registration of the documents referred to in the Schedule "C".
3. I have caused a search of Index No. II register at the office of Sub-Registrar, Amravati for the period of last 30 years i.e. from 1988 to 2017 after depositing requisite fee vide receipt no. 4961, dated 07.07.2017 with the office of Sub Registrar, Amravati City - I.
4. That during my search, I did not come across any transactions so as to effect the title of the person named in Schedule "A" in respect of the said property described in the Schedule "B". I have also got confirmed that the said property is not the subject matter of any acquisition proceedings and is not covered under or affected by the Urban Land Ceiling Regulation Act, Bombay Land Requisition Act or Enactment providing for restoration of the land to the persons belonging to Schedule Tribes or any other enactment for the time being in force or sanctioned development plan of Municipal Corporation of City of Amravati.
5. That relying upon the documents referred to in the Schedule "C" and search taken, I am of the opinion and accordingly I certify that the person named in the Schedule "A" are the recorded owners of the said property described in Schedule "B" and have got clear and marketable title, free from all encumbrances.

Your's Faithfully

V.G.L.

V. G. Lakhotia,
Advocate

Place : Amravati
Dated : 14.07.2017



SCHEDULE "A"**Name of the owner/title holders and their address :**

- i) **Kishor Ghisulalji Goyanka**, r/o. Vimal Nagar, Amravati - 444606,
- ii) **Smt. Chanda Ravindra Malegaonkar**, r/o. Satyakrupa Society, MIDC Road, Amravati - 444607,
- iii) **Rahul Mahadevrao Bhonde**, r/o. Navsari, Amravati - 444603,

SCHEDULE "B"**DESCRIPTION OF THE SAID PROPERTY**

"All the piece and parcel of land situated at **Mouje - Jewad**, Pragane - Badnera, Tq. & Dist Amravati, within the limits of Municipal Corporation of city of Amravati and within the Jurisdiction of Sub-Registrar, Amravati, bearing **Field Survey No. 12/2**, admeasuring 2 H. 04 R of land is converted into layout as per order passed by Hon'ble Collector, Amravati in Rev Case No. N.A.P. 34/Jewad-28/2016-17, dated 30.09.2016, out of this **Layout Plot No. 11**, admeasuring **11124.06 sq. ft. (1033.45 sq. mtrs.)** of land, which is bounded as under :-

Towards East	:	12 mtr. wide Layout Road,
Towards West	:	Layout Plot No. 9-B, 10-A & 10-B,
Towards North	:	9 mtr. wide Layout Road,
Towards South	:	Layout Plot No. 12.

which is hereinafter referred to as the "*land or said plot / land*".

DESCRIPTION OF THE TDR (RIGHTS)

"T. D. R. (rights) equivalent to 580.63 sq. mtrs. (6250 sq. ft.) from out of total rights admeasuring 5608.8 sq. mtrs. of TDR certificate issued by Amravati Municipal Corporation vide Folio No. AMC/ADTP/TDR/73/2016, dated 06.09.2016 and certificate No. 73, for a lieu of 2337 sq. mtrs. of land from out of Field Survey No. 61/1 of Mouje - Navsari, Pragane - Nandgaon Peth, Tq. & Dist. Amravati, acquired by Amravati Municipal Corporation, Amravati for 18 mtr. wide D.P. Road...."

SCHEDULE "C"**LIST OF DOCUMENTS INSPECTED**

- i) Sale Deed dated 09.02.2012, registered at Sr. No. 667, with the office of Sub Registrar, Amravati City-3, executed by (1) Shri Ghanshyamdas Mahadev Agrawal, (2) Shri Mohanlal Mahadev Agrawal, (3) (a) Smt. Kusum



Manohar Kasbekar, (b) Shri Deepak Manohar Kasbekar, (c) Sau. Sujata Prashant Deshpande, all r/o. Amravati, in favour of M/s. Kothari Associates, through partner Sau. Shanta Dnyanchand Kothari, r/o. Amravati, in respect of land admeasuring 2 H. 04 R.

ii) Sale Deed dated 07.10.2016, registered at Sr. No. 2492, with the office of Sub Registrar, Amravati City-3, executed by M/s. Kothari Associates, through partner **Sau. Shanta Dnyanchand Kothari, r/o. Amravati, in favour of** (i) Shri Kishor Ghisulalji Goyanka, (ii) Smt. Chanda Ravindra Malegaonkar, (iii) Shri Rahul Mahadevrao Bhonde, r/o. Amravati, in respect of plot under the said property i.e. Layout Plot No. 11.

iii) Sale Deed of T.D.R. dated 18.10.2016, registered at sr. no. 3139, with the office of Sub Registrar, Amravati City-2, executed by Shri Sudarshan Rajendra Chandak, r/o. Amravati, in favour of (i) Shri Kishor Ghisulalji Goyanka, (ii) Smt. Chanda Ravindra Malegaonkar, (iii) Shri Rahul Mahadevrao Bhonde, all r/o. Amravati.

iv) Map sanctioned by Assistant Director, Town Planning, Amravati Municipal Corporation, Amravati, vide building permit no. 0411, dated 09.06.2017 for construction of apartment.

v) Deed of Declaration dated 21.06.2017, registered at Sr.No. 1169, with the office of Sub-Registrar, Amravati City-3, executed by (i) Shri Kishor Ghisulalji Goyanka, (ii) **Smt. Chanda Ravindra Malegaonkar, (iii) Shri Rahul Mahadevrao Bhonde, all r/o. Amravati.**

vi) Index - II register of Sale deeds dated 09.02.2012, 07.10.2016, 18.10.2016 and Day Book of Deed of Declaration dated 21.06.2017.

vii) N.A. order dated 30.09.2016, passed by Hon'ble Collector, Amravati in Revenue Case No. N.A.P. 34/Jewad-28/2016-17.

viii) **Layout Map, passed by Hon'ble Collector, Amravati in Revenue Case** No. N.A.P. 34/Jewad-28/2016-17, dated 30.09.2016.

ix) Gaon Namuna 6/2, dated 03.11.2016 showing ownership of (i) Shri Kishor Ghisulalji Goyanka, (ii) Smt. Chanda Ravindra Malegaonkar, (iii) Shri Rahul Mahadevrao Bhonde, all r/o. Amravati, issued by Talathi, Amravati.



Place : Amravati
Dated : 14.07.2017

Your's Faithfully

V.G. L.
V. G. Lakhotia,
Advocate